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# CITY OF BOSTON.

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The Committee of both branches of the City Council, on the Extension of Faneuil Hall Market, having executed the great work assigned them by that body, ask leave, respectfully, to make this their final

## REPORT.

They have the satisfaction, in the first place, to state that the work is finished ; that every known, and, as it is believed, every existing just debt and demand, for land, labour, materials, or services of whatever kind, is settled.

It now only remains for your committee to render an account of their proceedings, to state their receipts and expenditures, and the general result of the whole undertaking.

Before entering, however, upon this task, it will be proper, in order to obviate error, to recall to general recollection some facts connected with the origin and progress of this concern, which will tend to explain the different views which have



been, at different times, entertained and made public by this Committee and the City Council, in relation to it.

The project of an extension of Faneuil Hall Market was presented for the consideration of the City Council, by a communication from the Mayor, on the 31st of July, 1823. At that time, and for some months afterwards, the proposed improvement, although, then, thought to be of a sufficiently bold and extensive character, was, in fact, small and limited, in comparison with that which time has developed, and which is now executed.

In its first conception, the project was limited by the Roebuck Passage and Merchants' Row on the west,—by the estates bounding southerly on the town dock, and including those estates, on the north,—by the street leading to Bray's Wharf on the south. Its easterly limit was restricted to Codman's and Bray's Wharves, as then existing. A building only 450 feet long, supported upon pillars, without chambers or cellars, and open on all sides, was the plan proposed for the market house. The first estimates were on this basis. At that time, it was not contemplated to connect the Long Wharf with the street east of the market house, although it was supposed that, at some future period, it would take place. In many other respects, the first design, in comparison with that which has, in fact, been effected, was of an extremely contracted character.



As, however, purchases were made, and as acquaintance with the local relations of estates within the contemplated sphere of operations became intimate, the true interests of the city became better understood. The project was, in consequence, greatly extended. It was carried beyond the ancient course of the mill creek. The Roebuck passage was widened to a thirty-five feet street. The great block of stores lying between the street leading to Bray's wharf and dock and Butler's Row, was comprehended in the plan ; and, last of all, the original scheme was connected with a street sixty-five feet wide, leading to the Long Wharf.

During the period in which these changes in the original plan were effecting, a corresponding change took place in the building. A new elevation of the proposed market house, one story high, with cellars, was projected ; and upon it a second series of estimates were made, having for their basis the erection of such a building, of the length of about five hundred and twenty feet.

Subsequently, the plan of the market house now built, was fixed upon ; the character and accommodations of which are specified in the document marked (I). After the final settlement of the plan, the work was commenced and completed with as much expedition as circumstances and the nature of the undertaking would permit.

It seemed proper thus to recur to these facts, attending the origin and first stages of this work, in

order that the causes might be recollected and understood, which have occasioned, at different times and at length in the general result, a great difference, both in point of expense and of public convenience and benefit, exceeding any thing, at first contemplated.

It soon became apparent to those who had the conduct of the undertaking, that an improvement, unexampled in its general character, and not to be paralleled for its public utility, and its probable financial result, might be effected; and that to this end, it was only necessary for those, entrusted with the authorities of the city, to seize the opportunity with a decision and fixedness of purpose, equal to the importance of the object proposed to be obtained, and to the happy concurrence of circumstances, which presented itself. Your committee, therefore, have never hesitated to recommend, from time to time, the extension of this improvement, as the public interest and convenience became gradually developed. Nor has the City Council refused, as it is believed, in any one instance, to sanction their opinion, by granting the authority requisite to carry their purposes into effect. And it is also believed, that there is not one of these recommendations, thus sanctioned, which has not, so far as respects its general character, been ultimately approved by a great majority of our fellow citizens.

The spirit, which apparently actuated the City Council in relation to this improvement, has been

carefully observed and obeyed by this committee. Under its influence, nothing, which could give a permanent and convenient character to the work, has been omitted. In all their proceedings, the interest and honor of the city have been scrupulously considered and followed. They have therefore spared, in the market house, which they have erected, no expense for convenience suited to such a building. Of the style in which it is finished, of its accommodations and general effect, your committee will say nothing, as they are well known to the City Council, and their fellow citizens.

Whether, in these proceedings, the City Council, and, as their agents, this committee, have or have not consulted the honor and best interests of the city, they cheerfully submit to the decision of an enlightened community ; and whether the expenses incurred, and the debt created by them, be not greatly outweighed by the benefits already experienced, and which must hereafter be more extensively realized, in consequence of the success of this great project, they also cheerfully submit to the decision of the same enlightened tribunal ; after the account they are now about to render and the actual results they are now about to state, shall have been considered.

This committee was first appointed on the ninth of March, 1824. Since that period, there has been under their control a fund, resulting from loans, made from time to time, under the authority of the City Council, from sales of lands purchased, from

rents, and all incidental sources of every nature, amounting to the gross sum of \$ 1,141,272 33 cts. For this sum, this committee are accountable. And for it they account in the following manner, conformably to the City Auditor's statement marked (A.) hereto annexed. This sum has been expended in the following proportions, so far as it was practicable, in a general work of this character, to separate expenditures among distinct objects.

For purchasing estates, paying tenants, for removing and surrendering leases, surveying and drawing plans	\$879,754 69
Professional services of sundry counsel, for investigating titles, drawing deeds, services before referees and before courts, including all charges connected with legal business	2,351 63
Filling docks and streets to the paving level	42,378 78
Paving and finishing streets	11,598 64
Common Sewer, Reservoir, Well, and Pumps	2,484 13
Erecting the New Market house, including all materials and labor, and services of architect	149,158 75
Interest paid on stock issued, and on all monies borrowed, from the commencement of the improvement up to this time	46,979 84
Miscellaneous expenditures, including salary for superintendent, charges	
<i>Amount carried forward,</i>	<u>1,134,706 46</u>

<i>Amount brought forward,</i>	1,134,706 46
on auction sales, services of watch-	
men, and other small items - - -	6,565 37
Making the above sum for which the	_____
committee are accountable	\$1,141,272 33

It appears by the said annexed statement of the Auditor, marked (A.) that the above expenditures have been made from the following general sources.

1. By the issue of stock, being the present amount of the debt incurred by this Committee in the extension of Faneuil Hall market, and, all the improvements connected therewith - - - \$608,475 00
2. By cash, being the amount of monies received from various sources, and specified in the Auditor's statement marked B. hereto annexed 532,797 33

Making also the above stated amount for which this Committee now account - - - \$1,141,272 33

By the above statement it appears that the proceedings of this Committee have created a city debt amounting to the sum of \$608,475 00

It remains for this Committee to show the funds their proceedings have provided, and which have been delivered over to the Treasurer, and vested in the city, for the extinguishment of this debt; and the equivalent their proceedings have also provided for any balance of the above debt, which may



remain after deducting the amount of the funds thus delivered over.

Under this head they state, that they have placed in the hands of the Treasurer of the City, as appears by his receipt annexed, marked (F.) in notes of hand; all of which are amply secured by mortgage—the sum of \$219,709 82

They have also transferred to him a perfectly good, but uncollected demand, for slate sold, amounting to 615 37

In addition to this, as appears by the statement of the City Treasurer, marked (G.) the city have already received, in interest on moneys heretofore loaned by this Committee to the Treasurer, the sum of 3,945 55

Constituting a gross available fund, delivered over to the city by this —————  
Committee, amounting to \$224,270 74

In this connection, your Committee farther state that they have vested in the city, by their proceedings, a tract of land, lying North of the block of stores on North Market street;—and which the city have now for sale, situated in the following manner, and having the following marketable relations.

This tract of land bounds Northerly on Ann street 68 feet—Westerly on Merchants' Row, near the Northerly entrance of the late Roebuck pas-



sage 61 feet—Southerly on a new street to be laid out, under a resolution of the City Council, forty feet wide, in the rear of the said block of stores on North Market street, there measuring 260 feet. The above forty feet street being connected with a new street called Second street, fifty feet wide, leading to Shaw's wharf, or Richmond street. This Committee have also vested in the city two other tracts of land, in the vicinity of the former, and situated on the opposite side of the Mill Creek, each bounding on the last mentioned fifty feet street; the one 78 feet, and the other 40 feet. An inspection of the plan of these tracts will satisfy any one, of their great, and increasing relative value.

They contain 26,517 square feet of land,—are capable of being laid out into fourteen, or fifteen, store lots, some of them little inferior, in point of value, to any in the city, and all of them of great marketable value.

After consultation with several gentlemen conversant with the present value of real estate, your Committee have concluded to estimate them at four dollars the square foot.—A price, which, considering the above circumstances, and taking into view the great advantage the city sesses, in selling lots of this kind, by the extension of the time of payment, it cannot reasonably be questioned these lots will produce. They therefore estimate them short of that price, viz \$100,000.

Under the head of funds available for the extinguishment of the city debt created by the proceedings of this Committee, they farther state that their said proceedings have vested in the city, wharf-rights and flats, lying Eastward of the New Market, containing more than 140,000 square feet, which now produce an annual income of six thousand dollars; for which they have been already offered one hundred thousand dollars, but which, in their opinion, are of greater value. In order however, to prevent all objection, they estimate the above wharf-rights and flats, only at the last mentioned sum, viz. \$100,000. Deeming it unquestionable that both these species of property cannot be estimated, by any intelligent and impartial man, at less than \$200,000,—the sum at which the Committee estimate them as above.

The result then of the entire operations of this Committee is as follows ;

They have created a city debt amounting, in the whole, to	\$608,475 00
They have delivered over to the city an available and productive personal property, amounting to	\$224,270 74
They have vested in the city marketable real property as above stated and described, of the unquestionable value of	200,000
<i>Amount carried forward,</i>	<u>424,270 74</u>

*Amount brought forward, 424,270 74*

All of which may, if the city will, be immediately applied to the extinguishment of said debt.

It follows that the only balance of debt, created by this Committee, for the payment of which they have not provided funds,

amounts to the sum of 134,204 26

—————\$608,475 00

From the preceding statement it also follows, that the only real debt, in which the proceedings of this Committee have involved the city ;—that is, the only debt, for which they have not provided funds, is the above amount of \$134,204 26 cts. In other words the whole cost to the city of all the improvements they have made, of the streets they have laid out,—of the land under the Market house, and of the Market house itself, is only the sum last abovementioned

Your Committee, considering the well known character of this improvement,—its greatness,—its beauty ;—above all, its convenience and utility, apprehend that it is not necessary for them any farther to illustrate the result of their proceedings, or to enter into particular details concerning the nature of the equivalent those proceedings have given to the city, for the actual balance of debt created by them and unprovided for, as above stated.

The simple statement above made, they cannot question will be entirely satisfactory to every intelligent and impartial citizen. When, however, your Committee reflect that, in the course of nearly three years, during which this improvement has been in progress, they have had to encounter the doubts of the cautious, the fears of the timid, the asperities of the interested, and the cavils of the captious, a sense of duty to themselves, to the City Council, and to the community, demands from them a somewhat more enlarged exhibit than that, which they have already given; and one which shall present more distinctly, and in detail, the benefits resulting from their operations, and the real effects, in a financial view, thus produced on the pecuniary relations of the city. Amid all the objections and censures, to which, from time to time, they have been exposed, they have looked, with confidence, to this final result of their labors, for their complete justification. And while, both as individuals and as a Committee, they are happy in the consciousness of having executed this great trust, with a strict and single regard, in every instance, to the true interests of the city, swayed by no personal or local favoritism, they deem it their right as well as duty, that all the great benefits resulting from their operations should be known and realized by their fellow citizens.

For this purpose they ask leave to state three distinct views of these results.

First view.—The Committee have involved the city in a debt of *one hundred and eighty-four thousand dollars*. To indemnify the city for this debt ;

1st. They have vested in the city a Market house, which has cost, (stated in round numbers,) the sum of \$150,000. Its style of architecture, general character and accommodations, are well known. It has been thought proper, however to annex to this report the architect's specification of particulars ; which appears in the document marked (I.)

2d. They have vested in the city six new streets.

1. South Market street, of the width of 102 feet.
2. North Market street, and also 3. a street leading from the Long Wharf, each 65 feet wide.
4. A street North of the block of stores bounding on North Market street, 40 feet wide.
5. The Roebuck passage, widened to a 35 feet street.
6. A street South of the block of stores, bounding on South Market street, also 40 feet wide.

These streets contain, as appears by the statement of Stephen P. Fuller Esq. annexed, marked (H.) A quantity of land amounting in the whole to  
166,935 square feet.

The land covered by the Market house contains, as appears also by said Fuller's statement,

27,012 square feet.

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Making a gross amount of 193,947  
square feet of land, vested by the operations of



this Committee in the city, in streets and in the Market lot.

Now your Committee state, with confidence, their belief, that, if previously to the commencement of these operations, there had been offered to the city this number of square feet of land, laid out in streets, according to their present location, and a Market lot, such as the city now possesses, at the price of *one dollar* the square foot, there is no judicious man in the city, who would not have gladly acceded to the proposal, and considered it a great boon.

In this view of the result of their proceedings then, the Committee submit to their fellow citizens whether they exceed, in any respect, the facts, when they state that their operations have vested in the city, land in streets and in the Market lot, of the value of - - - - \$193,947

If from this amount the actual debt, in

which they have involved the city be

deducted, viz. - - - 184,204 26

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A net balance is left of - - \$ 9,742 74  
of value, in land, above the actual  
debt created.

In other words, if the committee be allowed to take credit for the land as above actually vested in the city, the market house, which cost \$150,000 and which, estimated by its rents, as will hereafter be shown, is worth \$500,000, is a clear gain to the



city ; to say nothing of other advantages resulting from their operations.

Second view. In this your committee will have an exclusive reference to a comparison of the annual interest to be paid, and the annual income to be received, from the result of all their operations.

1st. It appears by the auditor's statement marked (A.) that, in the course of their proceedings, this committee have paid all the interest, which has accrued, on stock issued, and on monies borrowed from the commencement of the improvement to the present time.

*It follows that not one cent has ever yet been added to the taxes or burdens of the city, by any of the proceedings of this Committee.*

2d. Again, it appears by the auditor's statement marked (C.) that the whole of the annual interest of the debt, contracted for the city by this committee, is \$31,622 95 cents.

This then is the whole annual amount of interest which the city *will ever, at any time hereafter, have to pay*, in consequence of the debt created by this committee.

To meet this annual amount of interest, this committee have provided and vested in the city, the following property, now productive of an annual interest and income, as follows, viz :

1. The interest annually accruing on the notes transferred by this committee to the city, as appears by the auditor's statement (C.) - - - \$ 11,109 23  
*Amount carried forward,* 11,109 23

	<i>Amount brought forward,</i>	11,109 23
2. Rents of the floor and cellars of the		
New Market house - - -		26,000
3. Annual income from the City		
Wharf - - - - -		6,000

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Thus it appears that an annual income of - - - - - \$ 43,109 23 has been delivered over to the city to pay an annual interest of - - - - - \$31,622 95

It follows that, not only, as was just above shown, no addition has ever, as yet, been made to the taxes or burdens of the city, by the proceedings of this committee, but also that, as is now shown, *no addition can ever, hereafter, be made to the taxes or burdens of the city, by any of those proceedings.*

The income they have provided is adequate to pay, forever, the interest of the debt they have created.

Third view. The city has been made to incur a gross debt, by the proceedings of this committee, amounting to - - - - - \$603,475 00  
This debt bears an annual interest, as

above stated of - - - - - \$31,622 95

This is the whole burden cast upon the city by their entire operations. As an offset and full equivalent for this burden, your committee finally state, what they apprehend to be the fair financial view of the result of their proceedings.

1. They have vested in the city a market house, and lot of land covered by it, which now

produces an annual rent, notwithstanding only its lower floor and cellars have as yet been leased, of the sum of - - - - - \$26,000

Nor can it be questioned, when the remaining rooms and chambers shall be leased, as they readily may, unless the city choose to retain them for purposes of a more general character, that they will produce the sum of - - - - - \$3,000

In other words, the whole market house may easily be made to produce a sum equal to twenty nine thousand dollars.

An income of this kind, derived from *such* a real estate, abundantly authorizes this committee to state the value of the market house, considered as a productive property, at - - - \$500,000

2. They have vested lands in the city, as hereinbefore stated, lying north of the block of stores, bounding on North Market Street, of the value of - - - - - 100,000
  3. They have also vested in the city wharf rights and flats, as above stated, of the value of - - - - - 100,000
  4. They have transferred, in good notes and demands, to the City Treasurer, on his receipts, (Documents F. and G.) the sum of 220,325 19
- And a balance of interest due from the city to this committee, of 3,945 55

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*Amount carried forward.* \$924,270 74

*Amount brought forward,* \$924,270 74

The committee, therefore, confidently state, the fair value of the real and personal property, vested, by their proceedings, in the city, to be the sum of - - - - \$924,270 74

If, from this, be deducted the amount of the city debt, created, as above stated, amounting to - - 608,475 00

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It follows, that there remains a balance amounting to the sum of \$315,795 74

This balance, your committee apprehend is, on a fair estimate of the real value of the property transferred, or vested by them in the city, a clear gain to the city, after payment of every debt incurred by this committee; without taking into view, or claiming any allowance for land in streets, or other incidental advantages, ensuing from this improvement.

A scarcely less favourable result to the finances of the city, will arise from a comparison of the income justly to be expected from the whole amount of property thus transferred to, and vested in, the city, with the annual amount of interest the city will have to pay on the debt created by this committee.

The annual amount of present income derived from that property, has been shown to be the sum of - - - - 43,109 23

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*Amount carried forward,* 43,109 23

*Amount brought forward* \$43,109 23

To this will be added, whenever the chambers of the new market house shall be leased, a sum, certainly not less than - - - - - 3,000

And also, whenever the land north of the north block of stores abovementioned, shall be sold, for interest upon the estimated sales - - - 5,000

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The income to be reasonably expected to be derived from the whole property abovementioned, will amount annually to the sum of \$51,109 23

If from this amount be deducted the amount of the annual interest accruing on the city debt created by this committee - - - 31,622 95

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There will remain a clear balance, or excess of annual income, after payment of the whole annual interest on that debt, amounting to - \$19,486 28

Last of all. It appears by the Auditor's statement marked (D.) that the whole funded debt of the city, exclusive of that created by this committee, amounts to the sum of \$384,800

It appears, also, by the same statement, that the annual interest paid on said debt, amounts to the sum of \$18,508 00



It follows from the preceding facts, that the excess of the fair estimated value of the property transferred to, or vested in, the city by this committee, after the debt it has created is deducted, amounts to a sum not far short of the whole remaining debt of the city; bearing to it the proportion of 315 to 384.

It also follows that the excess of the annual income, remaining, after payment of the annual interest on the debt created by this committee, is *more than sufficient to pay the entire interest of the remaining city debt.*

In making these statements your Committee have not considered, nor made any account of the objection that the income, formerly received from the old Market, should be deducted from the income now received from the new; because they deem it neither solid nor reasonable. The real property formerly occupied as a market, remains in the city; and is capable of being applied to uses probably as productive as the former were.

The whole income from the old market, amounted, on an average of four years, as appears by the Auditor's statement marked (E.) to a sum little exceeding \$12,000.

It cannot be questioned that Faneuil Hall lower floor, may be made to produce annually a sum nearly, if not quite, equal to \$6,000.

The square on the West front of Faneuil Hall, where the mutton stalls formerly stood, is capable of a proportional productive occupation. The



same may be said of the land East of Odin's block, formerly occupied by fruit dealers. This and other real estate belonging to the city, in that vicinity, which has been, by these operations, relieved from its former occupation, and made free for other uses to the city, may be made probably productive of an income equal to the former receipts from the old market. If the city choose to keep these spaces open for purposes of health, convenience or ornament, no reason thence arises for deducting any thing, on account of the amounts formerly collected in the old market, from the receipts now actually accruing in the new.

Nor have your Committee taken any particular notice, in this report, of the land in front of Hammond's and Faxon's stores, formerly in the square, nor of any contested and disputable right the city formerly possessed in the Town dock, because the marketable value of that land was wholly derived from the operations of this Committee. Nor, on the other hand, have they claimed any credit for paving streets, opening the Roebuck passage, and a street to the Long Wharf, for the general accommodation of the citizens, and particularly of those in the North section of the city; nor for common sewers, reservoirs, pump and well; nor for land thrown into the street to widen Merchants' Row, in front of the new market and South block of stores. All these, though properly chargeable to the general funds of the city, have been paid out of those resulting from this improvement, and are

more than an equivalent for <sup>any</sup> marketable value existing in the dock and square above alluded to, previous to its commencement. The City Council will perceive that the sole object of the Committee in this report, is, to account for the funds, with which they have been entrusted, and to state, distinctly, the results of all their operations. Neither minor local rights, which the city formerly possessed in the sphere affected by this improvement, nor minor local advantages, derived from the proceedings of this Committee, are objects important enough to be estimated in this report. The purposes of this Committee will be fully answered, if they shall satisfy their fellow citizens of the beneficial effect of this undertaking, on the pecuniary relations of the city; and that its financial, is not less satisfactory, than its local and architectural result.

If the great body of our fellow citizens shall be satisfied, as it is believed they will, that *this noble improvement has been completed, not only without any addition to the present taxes, or burdens of the citizens, but also, without the possibility of any addition, in future time, on this account, to their taxes or burdens; and, on the contrary, that it has augmented, in no inconsiderable degree, the real and productive property of the city;*—all the objects your Committee proposed to themselves, in this elucidation, will have been attained.

In conclusion, they will only add, that they claim for themselves no peculiar merit on account of the

greatness of these results. They were the consequence, chiefly, of temporary and local circumstances, of which the City Council had the good fortune to take advantage. Your Committee claim no other merit than what arises from fulfilling, with earnestness and fidelity, the trust reposed in them.

The success of this undertaking is chiefly attributable, first, to the unshaken firmness and unanimity, with which every succeeding City Council, since its commencement, have pursued and enlarged the original design. Next, and above all, to the favor, with which, at an early period, it was received by the great body of our fellow citizens in Faneuil Hall, and the encouragement and confidence, which they have extended to this Committee, in every stage of its progress.

Signed by the unanimous order of the Committee.

JOSIAH QUINCY, *Chairman.*

*Boston, Nov. 13, 1826.*

## *Statement A.*

It appears by the books of the Committee on the Extension of Faneuil Hall Market, that the whole amount of funds made use of by the Committee, is \$1,141,272 33

Which have been disposed of as follows, viz;—

For the purchase of Estates;—including payments to tenants for surrendering leases, and removing; and the expenses of surveying and drawing plans,       -       -	879,754 69
For professional services of sundry Counsel, investigating titles to Estates, drawing legal instruments, services before referees, and in court;—and for all legal business in connection with this improvement       -       -	2,351 63
For filling up docks and streets, to the paving level       -       -       -       -	42,378 78
For paving and finishing streets       -       -	11,598 64
For Common Sewer, Reservoir, Well, and Pump       -       -       -       -	2,484 13
For Erection of the New Market House, including all materials and labor, and services of the Architect       -       -       -	149,158 75
For interest on Stock issued, and on all moneys borrowed by the Committee, from the commencement of the improvement up to the present time       -       -       -	46,979 84
For sundry miscellaneous expenses;—including the salary of the Superintendent of this improvement, the charges on the	_____
<i>Amount carried forward,</i>	\$1,134,706 46

<i>Amount brought forward</i>	\$1,134,706 46
sales of the store lots at auction, the pay-	
ments for services of special watchmen,	
and various other small items . . . -	6,565 87
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	\$1,141,272 33
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The above amount of expenditure has been made by the Committee, as follows, viz ;—

By the issue of Stock, being the present amount of the Fan-	
euil Hall Market debt - - -	\$608,475 00
By Cash, being the amount of moneys receiv-	
ed by the Committee, as per statement B. 532,797 33	
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	\$1,141,272 33

*Auditor's Office, Nov. 13, 1826.*

WM. HAYDEN, Jr. *Auditor of Accounts.*

## *Statement B.*

It appears by the Books of the Committee on the Extension of Faneuil Hall Market, that the amount of funds derived by the Committee exclusively from the improvement with which they were charged, is 753,122 52

Which amount has arisen from the following sources, viz :

Sales of store lots on North Market street	303,483 77
Sales of store lots on South Market street	403,195 00
Sale of a lot of land on the Roebuck passage	14,775 00
Sale of a lot of land on the street south of	
South Market street       -       -       -       -	5,015 00
Sale of a lot of land north of the market,	5,000 00
Sale of a lot of land on Butler's row       -	3,610 00
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	\$735,078 77
Rents and sales of old buildings       -       -	9,565 05
Interest on notes, and deposits in bank,       -	5,019 68
Sales of building materials and implements, re-	
maining on hand       -       -       -       -	3,459 02
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	\$753,122 52

The above amount of income has been received by the committee as follows, viz :—

In notes       -       -       -       -       -	219,709 82
Demand for slate sold, not yet paid, but good	
for the amount       -       -       -       -	615 37
In cash       -       -       -       -       -	532,797 33
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	\$753,122 52

*Auditor's Office, Nov. 13, 1826.*

WM. HAYDEN, JR. *Auditor of Accounts.*



## *Statement C.*

Annual Interest on the Debt contracted for the Extension of Faneuil Hall Market.

\$ 138,650 00	at 6 per centum per annum, is	8,319 00
7,000 00	at 5 1-2 " "	385 00
18,000 00	at 5 1-4 " "	945 00
410,825 00	at 5 " "	20,541 25
5,000 00	at 4 3-4 " "	237 50
11,000 00	at 4 1-2 " "	495 00
18,000 00	at \$3,89 per cent. "	700 20

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\$608,475 00	Annual interest,	\$31,622 95
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Annual Interest on the Notes transferred to the City Treasurer, having been received for lands sold by the Committee on the Extension of Faneuil Hall Market.

8,250 00	at 6 per centum per annum, is	495 00
8,247 38	at 5 1-2 " "	453 61
203,212 44	at 5 " "	10,160 62

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\$219,709 82	Annual interest,	\$11,109 23
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*Auditor's Office, Nov. 13, 1826.*

WM. HAYDEN, JR. *Auditor of Accounts.*

## *Statement D.*

The whole funded debt of the city, drawing interest, exclusive of the debt contracted for the Extension of Fan-euil Hall Market, amounts to        -        -        \$384,800 00

The annual interest paid by the city, on the abovementioned debt of \$384,800, is        -        -        -        \$18,508 00

*Auditor's Office, Nov. 13, 1826.*

WM. HAYDEN, JR. *Auditor of Accounts.*

## *Statement E.*

The income from the Stalls in the Old Faneuil Hall Market house, and the meat, vegetable and fish Stalls connected therewith, has been, for the last four years, as follows, viz :—

For the year ending June 1st, 1823	-	10,964 01
“ “ June 1st, 1824	-	12,010 04
“ “ June 1st, 1825	-	13,248 22
“ “ June 1st, 1826	-	12,891 40
		<hr/>
		\$49,113 67

Making an average annual income of \$12,278 42.

*Auditor's Office, Nov. 13, 1826.*

WM. HAYDEN, JR. *Auditor of Accounts.*

# ***F.***

## **CITY OF BOSTON.**

*City Treasurer's Office, Nov. 13, 1826.*

Received of the Hon. Josiah Quincy, Mayor of the City of Boston, and Chairman of the Committee on the Extension of Faneuil Hall Market, Forty-three several Notes of Hand, amounting, in the whole, to *two hundred and nineteen thousand, seven hundred and nine dollars, and eighty two cents*, all bearing interest, at various rates, from five to six per centum per annum, and also a bill and receipt against the Pitts Street Congregational Society, amounting to *six hundred and fifteen dollars, and thirty seven cents*;—the same being property transferred to the city, by the Committee on the Extension of Faneuil Hall Market; and to be held and accounted for by me, as property of the City of Boston.

**WM. MACKAY, *City Treasurer.***

Notes,   219,709 82

Demand,   615, 37

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\$220,325 19

*G.*

CITY OF BOSTON.

*City Treasurer's Office, Nov. 13, 1826.*

I certify that, on reckoning an Account Current of Interest upon monies borrowed from, and repaid to, the Committee on the Extension of Faneuil Hall Market, there is a balance in favour of said Committee, and against the city, amounting to *three thousand nine hundred and forty-five dollars, and fifty-five cents*, reckoning interest at the rate of four and a half per centum per annum, up to this date.

WM. MACKAY, *City Treasurer.*

\$3,945 55.



## *H.*

The whole quantity of land purchased of individuals, including passage ways and streets not belonging to the city  
156,395 feet.

The whole quantity of docks and flats filled up  
(excluding 3900 feet of Mill Creek in proposed 40 feet street)  
126,417 feet.

---

282,812

---

The quantity of land under the Market House 27,012½ feet  
The quantity of land under the South block of  
stores - - - - - 33,800 feet.

The quantity of land under the North block of  
stores - - - - - 28,648 1-3

The Kingsbury Estate, sold S. Hammond 1,448 feet.

The land sold South of South stores, about 1,870 feet.

The quantity of land for sale North of North  
of stores, about - - 27,000 feet.

---

119,779 2-12

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The quantity sold Hammond and Faxon, formerly in the Vegetable market and Dock  
Square, about - - - - - 2,968 feet.

### *Land in Streets :*

The quantity of land in South Market street 53,843 feet.

The quantity of land in North Market street 34,080 feet.

The quantity of land in the street East of the  
Market 30,100 feet.

The quantity of land in the street South of the  
South stores - - - - - 20,560 feet.

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*Number of feet carried forward, 138,583*

*Number of feet brought forward,* 138,583

The quantity of land in a forty feet street North  
of the North stores, including 3,900 feet of  
the Mill Creek - - - - 20,490 feet.

The quantity to extend and widen Merchants'  
Row, from South block of stores to Ann  
street - - - - - 5,120 feet.

The quantity in a fifty feet street through Eustis'  
and Howard's wharves - - - 2,742 feet.

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Quantity of land in streets - - 166,935 feet.

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The quantity of flats and dock below the mar-  
ket, belonging to the city will probably be 142,000 feet.

The foregoing calculations are made with as great accu-  
racy as the uncertainty of the lines of the estate will admit,  
and is correct in the general result.

STEPHEN P. FULLER, *Surveyor.*

*Boston, Nov. 10, 1826.*

## I.

Faneuil Hall Market House is situated at the East end of Faneuil Hall, between two streets called North and South Market streets, having two streets passing at right angles at the West and East fronts, the one being 76 feet, and the other at the East end making the Wharf 65 feet wide. North Market street is 65 feet wide, the South 102 feet, each street having a range of stores four stories high, with granite fronts, the range of stores on the North side 520 feet, and 55 feet deep,—on the South 530 feet, and 65 feet deep,—an arched avenue in centre of each range 5 feet wide, communicating with the adjoining streets. —the facade of which is composed of piers, lintells, and arched windows on the 2d story. The roofs are slated, and the cellars water proof.

The Market House in length is 535 feet 9 inches, in width 50 feet, wholly built of granite, having a center building 74 1-2 by 55 feet, projecting 2 1-2 feet in the North and South fronts. From the centre buildings are wings on each side, 173 by 50 feet, the wing continues from a projection of 6 inches, 46 feet 3 inches, and 51 feet in width, on each facade of which are 5 antæes, projecting 6 paces, finishing with a portico at each end of building, projecting 11 feet 7 1-2 inches. The porticos consist of 4 columns, 3 1-2 feet diameter at base, and 2 feet 10 inches at neck, each shaft in one piece, 20 feet 9 inches long, with a capital of the Grecian Doric. The columns support a pediment, the tympanum of which has a circular window for ventilation. The wings are of 2 stories, the lower one 14 feet, the upper 14 1-2 feet, the lower windows have circular heads.

The building is finished with a Grecian cornice 16 inches in depth, and 21 inches projection, worked in granite.

The roof is slated, and copper gutters.

The height of the wings from the side-walk to the top of the cornice is 31 feet.

The facade of the centre building up to the underside of the 2d story windows is composed of five recesses of piers and arches of grooved ashler, on top of which are again formed recesses by antæ, supporting a frize and cornice, similar to the wing buildings; in each recess is a circular headed window, the centre a Venetian; on the top of the cornice is a blocking course, and an octagon attic, 6 feet high, with two elliptical sawtells, surmounted by a dome covered with copper, and crowned by a lantern light. At each angle on top of the centre building is a pedestal, in which are placed the necessary flues.

The whole edifice is supported by a base of Quincy blue granite, 2 feet 10 inches high, with arched windows and doors, communicating with the cellars.

The building is approached by 6 steps of easy ascent, each wing has 6 doors. The centre building in the North and south front, a pair of folding doors, entering a passage 10 feet wide, paved with brick, laid on ground arches, the wings have also a passage way of smaller dimensions to correspond.

The principal entrances are from the East and West porticos, which communicate with the coridor, 512 feet long, 12 feet wide, with entablatures, finished with a cove ceiling. The interior is divided into 128 stalls, and occupied as follows: viz: 14 for mutton, lamb, veal and poultry; 2 for poultry and venison; 19 for pork, lamb, butter and poultry; 40 for beef; 4 for butter and cheese; 19 for vegetables; and 20 for fish.

On the South front are 4 door-ways opening to stair-cases,

leading to the 2d story, in the centre of which is a hall, 70 by 50 feet, having a dome, springing from 4 segmental arches, ornamented with panels and rosetts, in the crown of which is an elliptical opening, 14 by 12 feet, through which is seen the sky-light, and part of the outer dome.

The whole height of the hall to the opening, or eye of the dome, is 46 feet. Each wing is divided into 2 halls by a brick partition, the smaller 44 by 47, the larger 173 by 47.

The whole of the improvements have been completed within the space of 26 *months*, and occupy about 6 acres, 2 perches 23 rods, the greater part of which has been reclaimed from the sea, by filling in earth at different periods.

The cellar story is occupied for storage of provisions, and made perfectly water-proof.



# COMMITTEES

ON THE

EXTENSION OF FANEUIL HALL MARKET.

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*Appointed, March 1824.*

Josiah Quincy, *Mayor.*

David W. Child,	}	<i>Aldermen.</i>
Enoch Patterson,		
Asher Benjamin,		

Theodore Dexter,	}	<i>Common Council.</i>
Enoch Silsby,		
Eliphalet Williams,		
Peter C. Brooks,		
Benjamin Russell,		
Isaac Winslow,		
Lewis Tappan,	}	

*Appointed, May 1824*

Josiah Quincy, *Mayor.*

David W. Child,	}	<i>Aldermen.</i>
Enoch Patterson,		
Asher Benjamin,		

February, 1825 — Caleb Eddy appointed in place of Mr. Benjamin, resigned.

Francis J. Oliver, *President.*

Benjamin Russell,	}	<i>Common Council.</i>
Charles P. Curtis,		
Thaddeus Page,		
Eliphalet Williams,		
Joseph S. Hastings,		
Joseph Coolidge,	}	

July, 1824.—William Wright appointed in place of Mr. Hastings resigned.

*Appointed, May 1825.*

Josiah Quincy, <i>Mayor.</i>		
George Blake,	}	<i>Aldermen.</i>
Josiah Marshall,		
John Bryant,		
Francis J. Oliver, <i>President.</i>		
Joseph Coolidge,	}	<i>Common Council.</i>
Charles P. Curtis,		
Eliphalet Williams,		
Joseph S. Hastings,		
John R. Adan,		
Jeremiah S. Boies,	}	

*Appointed, January 1826.*

Josiah Quincy, <i>Mayor.</i>		
John Bellows,	}	<i>Aldermen.</i>
Josiah Marshall,		
Edw'd H. Robbins,		
John R. Adan, <i>President.</i>		
Charles P. Curtis,	}	<i>Common Council.</i>
Joseph S. Hastings,		
Jeremiah S. Boies,		
Giles Lodge,		
L. P. Grosvenor,		
Charles Barnard,	}	











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